

DELEGATED DECISION REPORT

SMD/2026/0038
Valid 27/01/2026

5 HILLSIDE AVENUE
FORSBROOK

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety
- Drainage

DESCRIPTION OF SITE

The application relates to a circa 1970s semi-detached property positioned on the southeastern side of Hillside Avenue. It sits within an area that is predominately residential in character. The site is bounded by neighbouring residential plots on either side of the dwelling, fronts a strip of highway that leads off Hillside Avenue to the north and borders a neighbour's enclosed garden to the south. Hillside Avenue has a gradual incline such that the applicant's property is on higher ground to properties to the east of the street.

The property benefits from a small porch and an integral side garage that projects beyond the principal elevation and fronts its own paved driveway; The garage/ side extension of the property runs along the eastern side of the dwelling and protrudes 3.3m beyond the original rear elevation. The property is brick-built with brown concrete tiles.

PROPOSAL

Planning permission is sought for a single storey rear extension. The extension will utilise the wall of the integral garage/ side extension that protrudes 3.3m beyond the original rear elevation of the property. It will run along the full width of the rear elevation and extend no more than the existing wall of the side/ rear extension (3.3m from the rear wall). The roof eaves (2.6m) and pitch height (3.9) of the mono-pitch roof will match the same as existing side extension, essentially creating a wrap around. The extension will use materials that match the existing.

The proposed works will create a large open kitchen and dining area. It will feature roof lights, large bi-fold patio door overlooking the enclosed garden and door for separate entrance to the storage room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 – Larger Villages Areas Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 25/02/26

Neighbour consultation period ends: 18/02/26

Public Comments

Neighbour comments

No representatives received

Leek Town Council Comments

No comments received

Staffordshire County Council Highways No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Forsbrook. Policies SS8 identifies the Forsbrook as a 'Larger Village' within the Staffordshire Moorlands Local Plan where there is support in principle for a range of developments including housing and employment related proposals.

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity and parking provision.

Design

Paragraph 135 of the NPPF (2024) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. The Supplementary Planning Guidance, with reference to extensions confirms that extensions should be subordinate to the existing building so that the original building dominates.

The proposal is located to the rear of the property and would not be visible from the principal elevation fronting Hillside Avenue. The applicant intends to utilise the redundant outdoor patio area for needed living space. The relatively small extension will match the height, style, material and appearance of the existing extension such that it will appear streamline along the rear elevation. Overall, it is an organic

evolution for the property that does not compromise the character of the dwelling and surrounding area. It would accord with Policy DC1 and supplementary design guidance.

Impact to neighbouring amenity

Paragraph 130 of the NPPF (2025) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is 7 Hillside Avenue, a semi-detached handed property. The neighbour has a rear conservatory. To the side of the conservatory, the wall is made up of brick with a narrow band of glazing that runs along the top side and rear elevation for drawing light into the living space. The proposal has potential to cause loss of light taken from the side as it would sit closer to the neighbour's conservatory serving a habitable room; however, the proposal would not be detrimental from an amenity perspective as daylight/sunlight into the conservatory is primarily taken from the large glazing of the rear elevation to the habitable room. The extension does not breach the 45 degree rule guideline used in the assessment of daylight and sunlight impacts.

3 Hillside Avenue would not be impacted as the existing single storey side and rear extension would screen the proposed extension. Properties to the rear of the garden would be able to see the proposed rear extension as they sit on higher ground to the applicant's property however, the proposal is a modest single storey with a sufficient separation distance of at least 17m to all neighbours. Therefore, it is considered that the outlook is marginal and insignificant to existing neighbours. It is in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking (driveway and garage). The application does not propose the addition of any bedroom space therefore, consideration of the Local Plan parking standards is not triggered.

County Highways has raised no concerns given the proposed extension is to the rear of the property and does not adversely affect the current parking arrangement. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Drainage

Despite the site being in the Severn Trent Water consultation area on Statmap, Severn Trent Water do not consult on householder applications. An informative will be added to any decision noting there is no guarantee that they will be able to undertake works on a self-lay basis should there be diversion of any Severn Trent sewers.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Lisa Li

Recommendation Date: 26/02/26

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council